

## **2324 MERLOT CT, EDMOND:**

Beautiful Richmond Signature Home in exclusive gated community of Meritag Park, located 1/2 mile north of Danforth on Santa Fe. Approx. 3,400 SF w/ 4 bed, 3.5 baths, 3 car garage, study & bonus room. This home features wood floors, solid core doors, granite throughout, gutters, sprinkler, fence. HOA dues pay for lawn care (front & back), pool and gated common areas.

### **NEIGHBORHOOD FEATURES**

- Edmond schools - Close to tons of amenities - Low traffic, only one entrance -
  - Gated - Pool and bathhouse this spring/summer -
- Lawn maintenance provided back and front, front, back, edge and weedeat -

### **EXTERIOR AMENITIES**

- Backs up to church green belt - Rock/Brick veneer- Siding only in gables and dormers -
  - Uplights/cans/coach on the front of the house - Fan light on the patio -
  - Vinyl low-e windows-White,Clay or Almond - Fully sodded - Landscaped -
    - 6 zone sprinkler - Full wrap guttering - Shutters -
- Garage doors are steel both sides,insulated and oversized with a wood panel design -
  - Garage door motors -

### **INTERIOR AMENITIES**

- Laundry off the master - Maple trim throughout -
  - Crown in living area, kitchen, entry, main hall, and master bed -
- Solid wood doors throughout - Pediment tops on all door from main areas of the house -
- Trim applied to the doors from the main areas of the house - Dresser(s) in master closet -
  - Floor plug in the living area switched at the wall - Pot Filler -
- Upgraded appliances-dishwasher, gas cooktop and electric oven all Kitchenaid -
- Can lights in the kitchen, great room, master bed &bath, office, main hall and bonus room -
  - Fan lights in all bedrooms, bonus room and office -
- Phone/Cable hook ups in each bedroom, office and bonus - Pre wired alarm -
  - 3cm granite throughout -
- Undermount 60/40 sink in the kitchen and undermount sinks in master & hall / powder bath. -
  - Wood floors in the entry, office and main hall -
- Full extention drawer guides(drawers pull all the way out) - Hidden cabinet hinges -
  - Mirror frames with pediment tops for all mirrors - Two Hot water tanks -
  - Three HVAC units, two HVAC units down and one up - ORB hardware -
    - Rock fireplace with raised hearth - Walk-in shower in master -
    - Rounded corners on sheetrock - Prewired for surround sound -
    - Extra storage space in the attic - Mud Bench - Tons of storage -
- Kitchen has a spice rack, trash can, pot and pan drawers and removable cookie sheet divider -
  - Upgraded tile throughout -